

**Certificate of Notice Page 1 of 3**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 John Deemer Hicks  
 Debtor

Case No. 16-10414-pmm  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-4

User: ChrissyW  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Sep 24, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 26, 2020.

db +John Deemer Hicks, 1326 W. Hamilton Street, Allentown, PA 18102-4315

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 26, 2020

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 24, 2020 at the address(es) listed below:

CHARLES LAPUTKA on behalf of Debtor John Deemer Hicks claputka@laputkalaw.com,  
 jen@laputkalaw.com;milda@laputkalaw.com;bkeil@laputkalaw.com

DENISE ELIZABETH CARLON on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a  
 Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
 bkgroup@kmlawgroup.com

JAMES RANDOLPH WOOD on behalf of Creditor Allentown School District and City of Easton  
 jwood@portnoffonline.com, jwood@ecf.inforuptcy.com

JOSHUA A. GILDEA on behalf of Creditor QNB Bank jgildea@flblaw.com, ccharlton@flblaw.com

JOSHUA I. GOLDMAN on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a  
 Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
 Josh.Goldman@padgettllawgroup.com, kevin.shatley@padgettllawgroup.com

LISA MARIE CIOTTI on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,  
 ecf\_frpa@trusteel3.com

MARY F. KENNEDY on behalf of Creditor Ditech Financial LLC f/k/a Green Tree Servicing LLC  
 mary@javardianlaw.com, angie.harrigan@javardianlaw.com

SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com

THOMAS I. PULEO on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana  
 Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
 tpuleo@kmlawgroup.com, bkgroup@kmlawgroup.com

United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 10

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA

IN RE: John Deemer Hicks                     )  
                                                          Debtor        )  
                                                                      )  
                                                                      )        CHAPTER 13  
                                                                      )        Case No. 16-10414

**ORDER**

Upon consideration of the Motion to Sell Real Property filed by debtor, upon notice to all interested parties, upon the filing, and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

**ORDERED**, that debtor is granted permission to sell his/her real property located at 1324 Hamilton Street, Allentown, PA 18102 ("Property"), free and clear of all liens, for the sale price of \$175,000.00, pursuant to the terms of a certain real estate agreement of sale dated as of June 25, 2020, to the buyer(s) thereunder, Manuel Gutierrez ("Buyer"), who have been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed in the following manner:

- |    |                                                                                                                                                                                                                                   |             |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1. | Ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters | \$11,088.50 |
| 2. | Liens paid at closing -                                                                                                                                                                                                           | \$96,807.82 |
| 3. | Real estate taxes, sewer, trash and/or other such items                                                                                                                                                                           | \$10,949.51 |
| 4. | Property repairs, if any                                                                                                                                                                                                          | \$0.00      |
| 5. | Real estate commission, at no greater than 6%                                                                                                                                                                                     | \$8,750.00  |
| 6. | Attorney's fees, if any                                                                                                                                                                                                           | \$0.00      |

7.	Any small (less than \$300) allowances agreed to be made to Buyer to settle any unforeseen dispute arising at settlement	\$0.00
8.	Other	\$0.00
	TOTAL	\$127,595.83

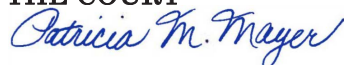
After paying all liens in full and all costs of sale, the title clerk shall pay to Scott F. Waterman, Chapter 13 standing trustee, the balance of the sales proceeds, approximately \$43,201.87, to be distributed by the standing trustee to his applicable commission, upon confirmation, in accordance with debtor's modified plan, which shall require a 100% distribution on all filed and allowed claims.

The title clerk shall fax a completed HUD-1 or settlement sheet from the closing directly to the trustee immediately upon the close of the settlement, and the trustee shall promptly notify the title company of his approval or objections to the sums to be disbursed.

Upon trustee approval, the title clerk shall fax a copy of the disbursement check to the trustee, and shall immediately transmit the actual disbursement check to the trustee by overnight courier.

**Date: September 24, 2020**

**BY THE COURT**



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**HONORABLE PATRICIA M. MAYER  
BANKRUPTCY JUDGE**